

The Salisbury Planning Board held its regular meeting on Tuesday, April 26, 2005 in the City Council Chamber of the Salisbury City Hall at 4:00 p.m. with the following being present and absent:

**PRESENT:** Dr. Mark Beymer, Len Clark, Bryan Duncan, Lou Manning, Brian Miller, Sandy Reitz, Valarie Stewart, Albert Stout, Bryce Ulrich, Charlie Walters, and Diane Young

**ABSENT:** Price Wagoner

**STAFF:** Janet Gapen, Preston Mitchell, Diana Moghrabi, Joe Morris, and David Phillips

Chairman **Brian Miller** called the meeting to order and Bryan Duncan followed with an opening prayer. The minutes of the April 12, 2005 meeting were approved as published.

Access 16 Television was present to record the meeting.

#### GROUP DEVELOPMENT SITE PLAN

**David Phillips**, Zoning Administrator, made a staff presentation for the following:

**G-20-04** National Starch & Chemical  
485 Cedar Springs Road  
Tax map 471, Parcel 025, Zoning M-2

Mr. Jeff Mueller, of National Starch & Chemical, submitted the application for the construction of seven structures to include a Process Building, Packout Building, Control Building, Cooling Tower, Warehouse, Chemical Process Building, and Utility Building. All new construction will occur between the existing buildings and will be approximately 500' from the nearest property line. The Technical Review Committee (TRC) recommended approval of the application as submitted.

All three phases of the project are being presented at one time – “Zephyr, Hushpuppy, and Emanate.”

A site plan was approved by the Planning Board at the first of the year as a “first step” for their expansion. Staff requested that the review of the remainder of the project occur all at one time.

**Mark Beymer** requested some clarifications of the site plan; **Rich Steinert**, Plant Manager of National Starch and Chemical, answered his questions on behalf of City staff. He located the chemical process building and the utility buildings on the drawings. Some of these were “combination” buildings. The company plans for construction to take place over the next year and one-half.

*Those speaking in favor:* None

*Those speaking against:* None

*Board Discussion:*

**Sandy Reitz** spent some time reviewing the plans and found them to be complicated. The presentation helped to clarify the plans. National Starch always appeared to be a good corporate fellow and friend to the community. She supports new opportunities for jobs that come with expansion.

**Chairman Miller** reminded new and existing Planning Board members to give reasons for their vote.

**Sandy Reitz** made a motion to recommend to City Council approval of G-20-04 as submitted. **Lou Manning** seconded the motion with all members voting AYE. (11-0)

**SPECIAL USE PERMIT**

David Phillips made a staff presentation for the following Special Use Permit. This structure is not visible on the aerial photography so a site plan was used as a visual aide.

**SUP-01-05     Wal-Mart Store #1552**  
**323 South Arlington Street**  
**Zoned B-6**

This submittal is a request for a Special Use Permit for Wal-Mart Store #1552 to erect an outdoor display area in the front parking lot of the store as per Section 7.10 (III) (h). They anticipate using a maximum of 103 (10%) parking spaces. The store would erect the outdoor display area in the parking lot each year from February-July. The permit is requested in such a manner that they do not have to return to make the request every year.

- They have come before the Planning Board and City Council previously for a rezoning.
- The building is 205,000 square feet.
- EPA has restrictions they must follow for display items. (No fertilizer)
- They have met the definition of outdoor display area.
- City Council can revoke or amend the permit at any time, if they see a need.
- The display will be kept away from the Arlington Street side of the site plan.

The property has been posted for a public hearing and will be advertised in the newspaper before going before City Council on May 17.

The temporary coral structure currently exists and this permit will bring them into compliance. The City has been working with Wal-Mart to reach this point. Parking requirements have been reduced since Wal-Mart constructed their parking lot. Brian Miller stated this is not a negative; Wal-Mart has been cooperating with the City.



**Brian Miller** opened a Courtesy Hearing. No one spoke in favor and no one opposed SUP-01-05.

**Albert Stout** stated that Wal-Mart had complied with the City's guidelines and met all of the City's requests; therefore, he made a motion to recommend to City Council approval of SUP-01-05 as submitted. **Charlie Walters** seconded the motion with all members voting AYE. (11-0)

#### COMMITTEES 2005-2006

<u>Committee 1</u> Sandy Reitz, Chair Lou Manning, V-Chair Brian Miller Price Wagoner	<u>Committee 2</u> Len Clark, Chair Valarie Stewart, V. Chair Albert Stout Jr. Bryce Ulrich	<u>Committee 3</u> Diane Young, Chair Charlie Walters, V-Chair Mark Beymer Bryan Duncan
<u>Transportation Special Committee</u> Lou Manning, Chair Len Clark Price Wagoner Bryan Duncan Sandy Reitz	<u>Legislative Committee A</u> Valarie Stewart, Chair Diane Young, V. Chair Mark Beymer Bryce Ulrich Charlie Walters	<u>Legislative Committee B</u> Len Clark, Chair Sandy Reitz, V-Chair Albert Stout, Jr. Price Wagoner Bryan Duncan
<u>Rules of Procedure</u> Brian Miller, Chair Lou Manning, V-Chair Valarie Stewart Diane Young Mark Beymer		<u>Special Committee</u> Bryce Ulrich Albert Stout, Jr. Charlie Walters Brian Miller

**Lou Manning** confirmed that there is a meeting of the Metropolitan Planning Organization (joint with Cabarrus County) about the Long-Range Transportation Plan and Air Quality Report scheduled May 18 from 4-6 p.m. The location has not been decided. The Transportation Committee has been asked to attend this meeting. The committee will schedule a meeting prior to May 18 or 30 minutes before the 4 o'clock meeting.

The Special Committee was carried over from last year. Committees 1-3 and the Legislative Committees receive assignments most frequently. The Transportation Committee meets a couple of time each year. Brian Miller explained the duties of each committee.

OTHER BOARD BUSINESS*Chairman*

There will be two orientations for Planning Board. One is May 4 at 8 a.m. and the other May 12 at 3:30 p.m. at the Plaza, second floor, located at 100 W. Innes Street. Albert Stout, Diane Young, Len Clark, Brian Miller, Sandy Reitz and Bryce Ulrich will attend the May 4 meeting. Valarie Stewart, Price Wagoner, Bryan Duncan, Mark Beymer, Lou Manning, and Charlie Walters will attend the May 12 meeting.

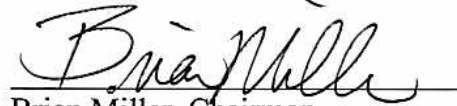
The East Innes Street Gateway will be included in the orientation. It can be viewed on the Internet at <http://www.salisburync.gov/lm&d/planning.html>

*Staff*

Walgreens on East Innes Street will submit a new site plan with the intent of meeting the design guidelines of The East Innes Street Gateway Overlay. Walgreens on Jake Alexander Boulevard plans to come before Planning Board May 10.

There is a training session scheduled June 29 at 4 p.m. in the Council Chamber for the Planning Board. This is a nationwide audio conference provided by the American Planning Association and the County Planning Board is invited to attend, too. Chairman Brian Miller advised staff that he will not be able to attend this training.

There being no further business to come before the Board, the meeting was adjourned.

  
Brian Miller, Chairman

  
Lou Manning, Vice Chairman

  
Secretary, Diana Moghrabi